018.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	775,000	/	775,000
USE VALUE:	775,000	/	775,000
ASSESSED:	775,000	/	775,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHERELLI LEONARD J & DONNA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	3 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHERELLI LEONARD J -
Owner 2:	CHERELLI DONNA L -
Street 1:	3 COLONIAL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,054 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Aluminum Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7054.000	238,100		536,900	775,000
Total Card	0.162	238,100		536,900	775,000
Total Parcel	0.162	238,100		536,900	775,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.88 | /Parcel: 414.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12603
GIS Ref	
GIS Ref	
Insp Date	10/13/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0002-0016.0

!1508!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,200	0	7,054.	536,900	775,100	775,100	Year End Roll	12/18/2019
2019	101	FV	198,500	0	7,054.	694,800	893,300	893,300	Year End Roll	1/3/2019
2018	101	FV	197,400	0	7,054.	442,100	639,500	639,500	Year End Roll	12/20/2017
2017	101	FV	197,400	0	7,054.	404,200	601,600	601,600	Year End Roll	1/3/2017
2016	101	FV	197,400	0	7,054.	328,400	525,800	525,800	Year End	1/4/2016
2015	101	FV	185,000	0	7,054.	328,400	513,400	513,400	Year End Roll	12/11/2014
2014	101	FV	185,000	0	7,054.	299,400	484,400	484,400	Year End Roll	12/16/2013
2013	101	FV	185,000	0	7,054.	284,900	469,900	469,900		12/13/2012

PRINT

Date	Time
12/10/20	17:05:30

LAST REV

Date	Time
06/06/18	12:49:45

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1508

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHERELLI LEONAR	1526-117	1	5/17/2018	Convenience	1	No	No		
CLEMENTS BARBAR	1213-51		10/29/1999		300,000	No	No		
	858-58		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	12603
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2009	2	Manual	27,000			G10	GR FY10	GAR TO FAMILY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	MEAS&NOTICE	BS	Barbara S
2/18/2009	Meas/Inspect	163	PATRIOT
10/30/2000	Hearing N/C	197	PATRIOT
6/14/2000	MLS		
10/4/1999	Meas/Inspect	243	PATRIOT
8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7054		Sq. Ft.	Site		0	85.	0.90	2									536,879						536,900	

Total AC/HA:	0.16194	Total SF/SM:	7054	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	536,879	Spl Credit		Total:	536,900

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	k - Kelwyn Manor

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30608594
Const Adj.:	0.99049497
Adj $ / SQ:	135.836
Other Features:	75656
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345137
Depreciation:	106992
Depreciated Total:	238145

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

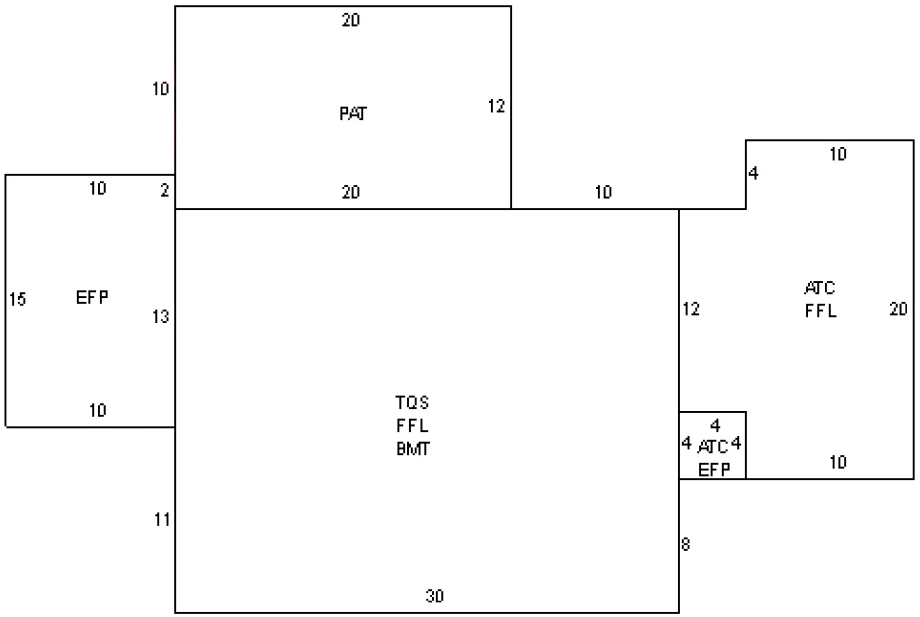
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.84
Special Features:	0	Val/Su Net:	87.34
Final Total:	238100	Val/Su SzAd	148.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	135.840	131,489
BMT	Basement	720	61.130	44,011
TQS	3/4 Story	540	135.840	73,351
PAT	Patio	240	3.780	906
EFP	Enclos Porch	166	43.210	7,173
ATC	Attic	92	135.840	12,551

Net Sketched Area:	2,726			Total:	269,481
Size Ad	1600.4	Gross Are	3078	FinArea	1868

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: